

Adopted at Meeting of 8/31/83

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF REDEVELOPER CONCERNING
DISPOSITION PARCEL 7 IN THE GOVERNMENT CENTER
URBAN RENEWAL AREA
PROJECT NO. MASS. R-35

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Government Center Urban Renewal Area, Project No. Mass. R-35, hereinafter referred to as the "Project Area," has been duly reviewed and approved in full compliance with local, state, and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and the carrying out of urban renewal projects with Federal financing assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion, or national origin; and

WHEREAS, Congress 7 Associates has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcel 7 in the Government Center Urban Renewal Area;

WHEREAS, the Authority is cognizant of Chapter 30, Section 61 and 62 of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Congress 7 Associates be and hereby is tentatively designated as Redeveloper of Disposition Parcel 7 in the Government Center Urban Renewal Area subject to:
 - (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development,
 - (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;
 - (c) Submission by the Redeveloper to the Authority within thirty (30) days of a letter of intent in a form acceptable to the Authority in which the Redeveloper agrees to comply with the terms and conditions as outlined in this Board Memorandum.
 - (d) Submission within one hundred eighty (180) days in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary financing for the project; and

(ii) Preliminary working drawings and outline specifications consistent with this designation and the controls of the Government Center Urban Renewal Plan.

(e) Commencement of a payment in lieu of taxes within one hundred eighty (180) days of tentative designation, said payment in lieu of taxes shall be \$40,000 per month and will continue until the actual development enters the City's fiscal tax rolls.

2. That disposal of Parcel 7 by negotiation is the appropriate method of making the land available for redevelopment.
3. That it is hereby determined that Congress 7 Associates possess the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Area.
4. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.
5. That the Director is authorized to issue a license to Congress 7 Associates for early entry to the site for test borings and other related survey work prior to final designation and to execute a Letter of Intent incorporating the terms and conditions not only above but also those outlined in the Board Memorandum attached.
6. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-60040).

PROJECT COMPONENTS AND FACILITIES

Within the overall project, each program component will add to the attraction of the building, serving to enliven the pedestrian edges and enhance the tower lobby. Together they will contribute greatly to the activity of the surrounding areas.

Cafe/Restaurant at Grade

Over the subway tunnel, applying an appropriately light load, we propose a single story restaurant and cafe, further reinforcing the pedestrian edge of New Congress Street and serving the high volume of people going past the site. Within a delicate glass structure will be seating for approximately 120 people in all seasons.

The restaurant further frames a small plaza, creating an outdoor cafe in good weather. The European ambience of sidewalk dining, already established in the Faneuil Hall marketplace, is extended along Congress Street.

Coffeeshop

A Coffeeshop is located on the second level, opening out into the multi-level tower lobby. Providing seating for 85, it will serve a light fare in a more casual atmosphere. The Coffeeshop is highly visible from the lobby and walk,

and is accessible off escalators and elevators moving directly to the second level bridges.

Restaurant

A more formal specialty restaurant is also located on the second floor, but we have removed it from a direct link to the lobby. Instead, the restaurant overlooks Hanover Street, providing views created by both the Blackstone Block of classic buildings and the activity of market days, with the colors of people, carts, awnings and produce. The restaurant, seating 160 patrons, will sit above the crowds, but will be close enough to capture the spirit of it all.

Pool and Lounge

A pool and lounge area of 3500 sq. ft. fills the remainder of the public second level. The cocktail lounge will service poolside refreshment, but will also provide bar service to small seating areas out on the bridges and platforms, floating in the second and third levels of the lobby.

Rooftop Lounge

We've placed a cocktail lounge on the highest level of the tower, affording spectacular views of the City and its environs. The lounge will provide one of the few places in Boston where one can have a 360° view, particularly from such a vantage point.

Meeting Rooms

Meetings and banquets are centered on the third or highest level of the lobby. The pre-function vestibule becomes part of the lobby activity, with escalators and stairs offering direct access from the lobby and city outside. The banquet hall itself will handle meetings of up to 800 people, but is also convertible into three smaller rooms, each with separate prefunction and service spaces. Corporate meetings, local banquets, and small exhibits can all be accomodated.

Classrooms

A series of small meeting rooms are provided on the fifth level to supplement the larger banquet facilities. These will provide space to the public for small lectures, seminars, or meetings, in either classroom or boardroom settings.

Retail

A small gift shop is envisioned on the first level, which will be designed to be open within the space of the lobby and visible to pedestrians at the Hanover-Congress corner.

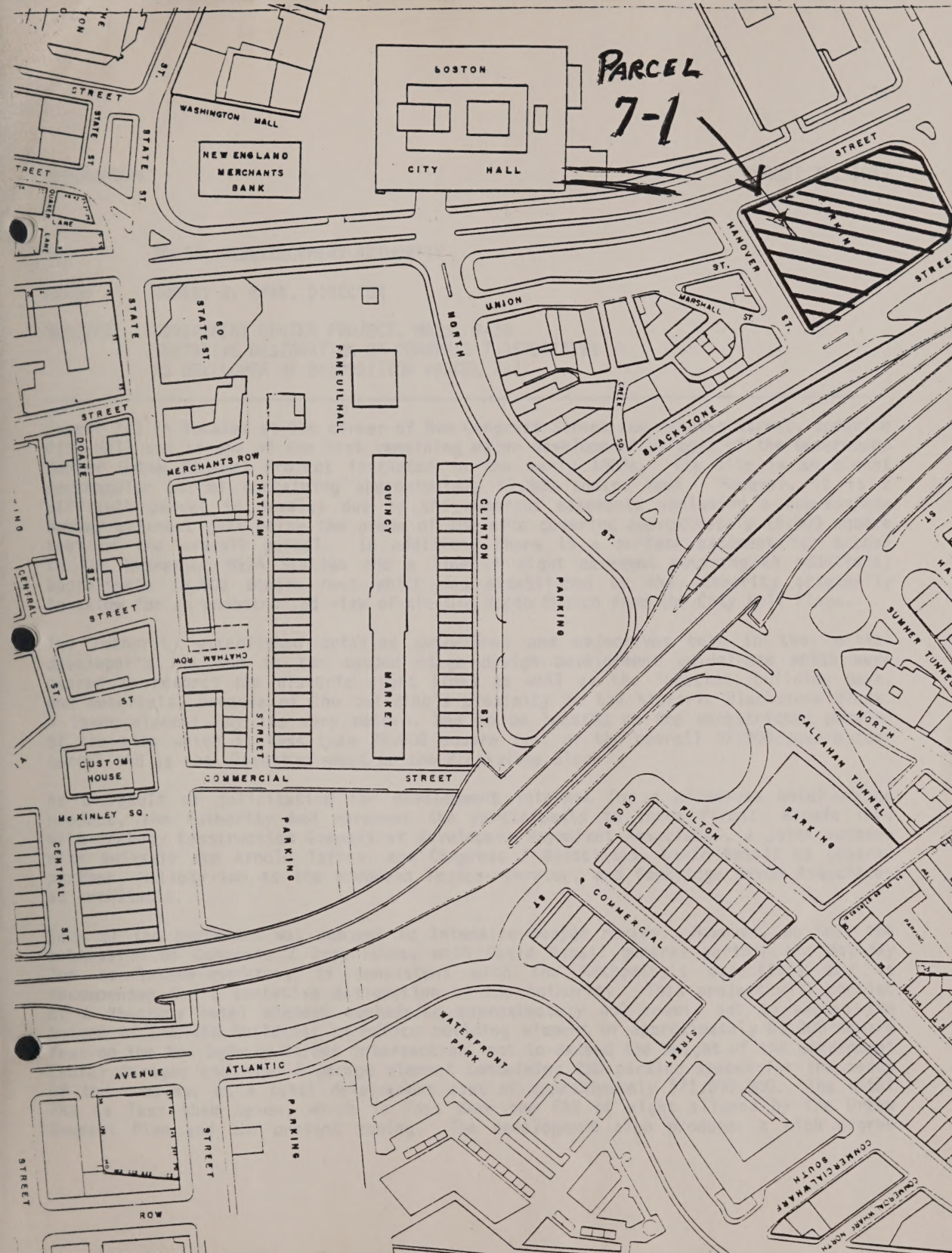
Hotel Rooms

The 460 hotel rooms on 29 levels are arranged 16 to a floor, with rooms facing all directions. The slender tower creates a small floor with corridors that never stretch more than 55 feet, and the pinwheel with its notches allows light and a view at the end of every corridor.

Parking Garage

The garage, both above and below grade, provides parking for a total of 210 cars. While the garage provides bulk that shields the area from the expressway, its perimeter is wrapped with important elements such as the cafe, the hotel lobby, restaurants, and the pushcart canopy.

RE-TJ4/B



MEMORANDUM

AUGUST 31, 1983

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: GOVERNMENT CENTER PROJECT, MASS. R-35
TENTATIVE DESIGNATION OF CONGRESS 7 ASSOCIATES
AS DEVELOPER OF DISPOSITION PARCEL 7-1

Parcel 7-1 is located at the corner of New Congress Street and Hanover Street, opposite City Hall and is one of the last remaining major development parcels of the Government Center Urban Renewal Project initiated in the early 1960s. The site is an almost rectangular parcel containing approximately 57,900 square feet. However, it is a difficult parcel to develop due to the numerous easements including a sub-surface subway easement just below the grade of the site covering approximately 16,000 square feet of the overall parcel. In addition, there is a surface easement for access to the Haymarket MBTA Station and a line of sight easement covering an additional approximate 16,000 square feet which was established by the Authority originally to allow for an unobstructed view of the Old North Church from the City Hall Plaza.

The Authority established detailed guidelines and objectives both in the initial developer's kit and in the second stage design development guidelines which were geared to respect the historic sight lines as well as the location, building mass, and materials, because of the building's proximity to the historic Blackstone Block. A tower element, by its very nature, had to be located on the unrestricted portion of the site which is less than 25,000 square feet of the overall 57,900 square foot parcel and is the closest element to the Blackstone Block.

As a result of solicitation for development interest for a mixed-use hotel-office project, the Authority had narrowed the participants to three firms: Ramada Inn, with Peabody Construction Company as developer; Haymarket Associates, a joint venture with Swissair and Arnold Tofias; and Congress 7 Associates, David Nassif as general partner, Holiday Inn as the proposed lessee-operator, and Cambridge Seven Associates as architects.

Each of the proposals was subject to intensive design review. However, we feel the submission of Congress 7 Associates, with David Nassif general partner and Holiday Inn as lessee-operator, is consistent with the Authority's objectives and is recommended for a tentative designation by the Authority. This project will consist of a 35-story hotel element containing approximately 460 rooms, not to exceed the height of the JFK Building; an office building element of approximately 81,000 square feet on the New Sudbury Street intersection, not to exceed the height of the Government Center Garage; and also a garage element containing 210 parking spaces for the needs of the complex; at a total development cost of approximately \$71,000,000. The total FAR is less than seven, which is less than the FAR of eight allowed by the Urban Renewal Plan and the present zoning. The development also produces a high degree

of pedestrian level activities along the site edges of Sudbury, Congress and Hanover Streets by providing retail, restaurants, and outdoor cafes as more definitively outlined in the attachment hereto entitled, "Project Components and Facilities", with a commitment for additional retail spaces along Hanover Street and the pushcart area to allow additional activities that will complement the Haymarket area. The base element of the building is also designed to encourage a high degree of pedestrian circulation and public access along the Congress Street park.

Holiday Inn, a world-wide chain of over 1,700 hotels, has an international reservation system which will ensure the success of this moderately-priced hotel on this location. Holiday Inn has been unable to fulfill their reservation needs with the limited facilities they presently have in the Blossom Street location where they have been operating at nearly 100% occupancy over the years. Over the past five years, this hotel has had the highest occupancy level of any hotel in downtown Boston. The reservation requests denied at Holiday Inn Government Center amounted to approximately 80,000 room nights in 1980 alone. The overflow figure alone would represent a substantial occupancy for a new Holiday Inn on this Parcel 7 site.

David Nassif Associates has had a number of successful developments including office buildings in Washington, D. C.; Fairfax, Virginia; and Newton, Massachusetts. Cambridge Seven Associates has been the architect for numerous buildings including the Boston Aquarium, the Kennedy Square complex in Cambridge, as well as office buildings and a major hotel casino for Holiday Inn in Atlantic City.

The disposition will be by sale and the recently completed revised disposition appraisals in accordance with HUD procedures indicated a total disposition price of \$2,431,000.

As a result of the design competition, the developer will be providing many amenities for the site, above and beyond the customary 1% development cost for Work of Art. They will be creating pushcart-related amenities that will be worked out with the pushcart association that will improve the pushcart area. They will provide numerous street and sidewalk improvements including new trees, lighting, and new brick and granite sidewalks throughout the area. They have included a large contingency to absorb the cost of resolving incremental design review issues that may be mandated by the Authority for this particular parcel, as the Authority will place special emphasis on materials on both the building and site improvements that are consistent with the historic character of the Blackstone Block. The developer will match the \$250,000 that was recently appropriated from the Browne Fund to be utilized for Browne Fund-related activities. The developer has agreed to set the tower element back from the corner of Hanover and Congress Streets to provide greater open space in the plaza area at that location and to improve the sight line down the Union Street Park. They have also agreed to upgrade the materials from pre-cast concrete to materials of traditional stone including first-class granite. Lastly, and most importantly, the developer will provide \$2,000,000 as a condition precedent to the issuance of a certificate of occupancy of the project, to the Boston Neighborhood Housing Trust or to a comparable entity to be designated by the Authority in order to assist in the production of low and moderate income housing for the city.

The developer will be required to expedite the development process and will be required to execute a letter of intent that will provide, among other things, the commitment of a payment-in-lieu-of-taxes within 180 days of tentative designation; said payment-in-lieu-of-taxes will be approximately \$40,000 per month and will continue until the actual development enters the city's fiscal tax rolls. Once completed, this development will return over two million dollars annually in new tax revenue to the city, as well as providing over 1,700 construction jobs and over 600 permanent jobs in the office and hotel service industry.

Accordingly, it is recommended that the Authority, by adoption of the attached Resolution, tentatively designate Congress 7 Associates, a limited partnership with David Nassif as general partner, and Cambridge Seven Associates, architects, as redeveloper of Parcel 7-1 in the Government Center Urban Renewal Project.

